

**Hillside Subcommittee of the
Single Family Design Guidelines/
Neighborhood Preservation Ordinance Update Committee**

Notes for

**July 18, 2005 Meeting
2:30 PM – 4:30 PM**

Attendance:

Dianne Channing

Richard Six

Absent:

Bill Mahan

The Subcommittee considered whether routing projects on properties with slopes 15% and above vs. 20% and above would be appropriate for the Steering Committee to recommend.

The following factors were weighed by the Hillside Subcommittee in making the recommendations:

- Lowering the slope trigger for Design Review to 15% rather than 20% would capture approximately 1,000 more of the 6,000 Hillside Design District properties. However, approximately another 1,000 properties would not be captured, causing the “fairness” complaints simply to shift but not go away.
- 160 additional two-story infill addition projects are the highest priority to add to the ABR caseload. Also reviewing all projects over 15% slope (approximately 100 more cases) or of any slope (approximately 200 more cases) in the Hillside Design District would likely be too exhaustive of ABR and Staff resources.
- Re-roof projects are the source of the majority of “fairness” complaints regarding differential routing in the Hillside Design District. Under 70 re-roof projects are reviewed annually now. Staff does not foresee doubling this caseload would cause a significant unacceptable strain on review resources because re-roof applications are typically easy to review quickly.
- Wall, raised deck and fence projects seem to be more problematic than other minor projects such as minor exterior structure alterations.

The Subcommittee concluded that it will make the following recommendations to the full Steering Committee:

Recommendation 1: Ideally, all Hillside projects would undergo Design Review. However, there are limited review resources. The extent that review resources might be increased through the NPO Update process is unknown at this time. The **1st priority** is for all Infill two-story projects to undergo Design Review. The Hillside Subcommittee recommends the following as second and third priorities, depending on available resources.

- **2nd priority:** As it appears resources are likely to be available, all re-roof and wall projects within the Hillside Design District should be routed for Administrative Review, regardless of slope.
- **3rd priority:** If resources are available, fences and decks raised over eight feet from finished or natural grade, whichever is lower, should be routed for Administrative Review, regardless of slope.

Recommendation 2: For the projects listed above recommended for Administrative Review, referral to the ABR Consent or Full board would occur as outlined in Issue Paper J for other Administrative Review projects.

Recommendation 3: Staff should further consider when site visits would occur for Administrative Review projects and create internal guidelines to follow on this topic. For example, projects which involve grading or fences which span large properties or located on steep slopes (such as over 15%) might warrant site visits.

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